

Date: 27 May 2026
Application: 261266



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 261266

Applicant: Zubair Hussain

Site Address: L'Ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY

Parish: Shinfield

Grid Reference: Easting - 472845, Northing - 168279

Type of Development: Other Householder

Proposal: Application to vary condition 2 of planning consent 252252 for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gate together with landscaping and parking alterations, following the demolition of the existing single-storey rear extension. Condition 2 refers to the approved details and the variation is to increase the size of the detached garage by 0.5m.

Case Officer: Tariq Bailey-Biggs

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261266. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **17 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261266
Address:	L'Ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY.		
Proposal:	Application to vary condition 2 of planning consent 252252 for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gate together with landscaping and parking alterations, following the demolition of the existing single-storey rear extension. Condition 2 refers to the approved details and the variation is to increase the size of the detached garage by 0.5m.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
☒ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

No objection to the increase in size of the detached garage by 0.5m.

No objection to the variation of condition 2.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	01/06/2026	Signed:	Boniface Ngu
--------------	------------	----------------	--------------